

Roosevelt City - Connie Larsen Easement Survey

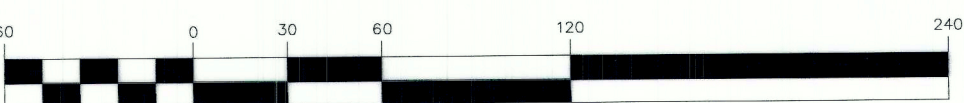
Located in Northeast Quarter of Section 21, T. 2 S., R. 1 W., U.S.B. & M.

Roosevelt City, Duchesne County, Utah

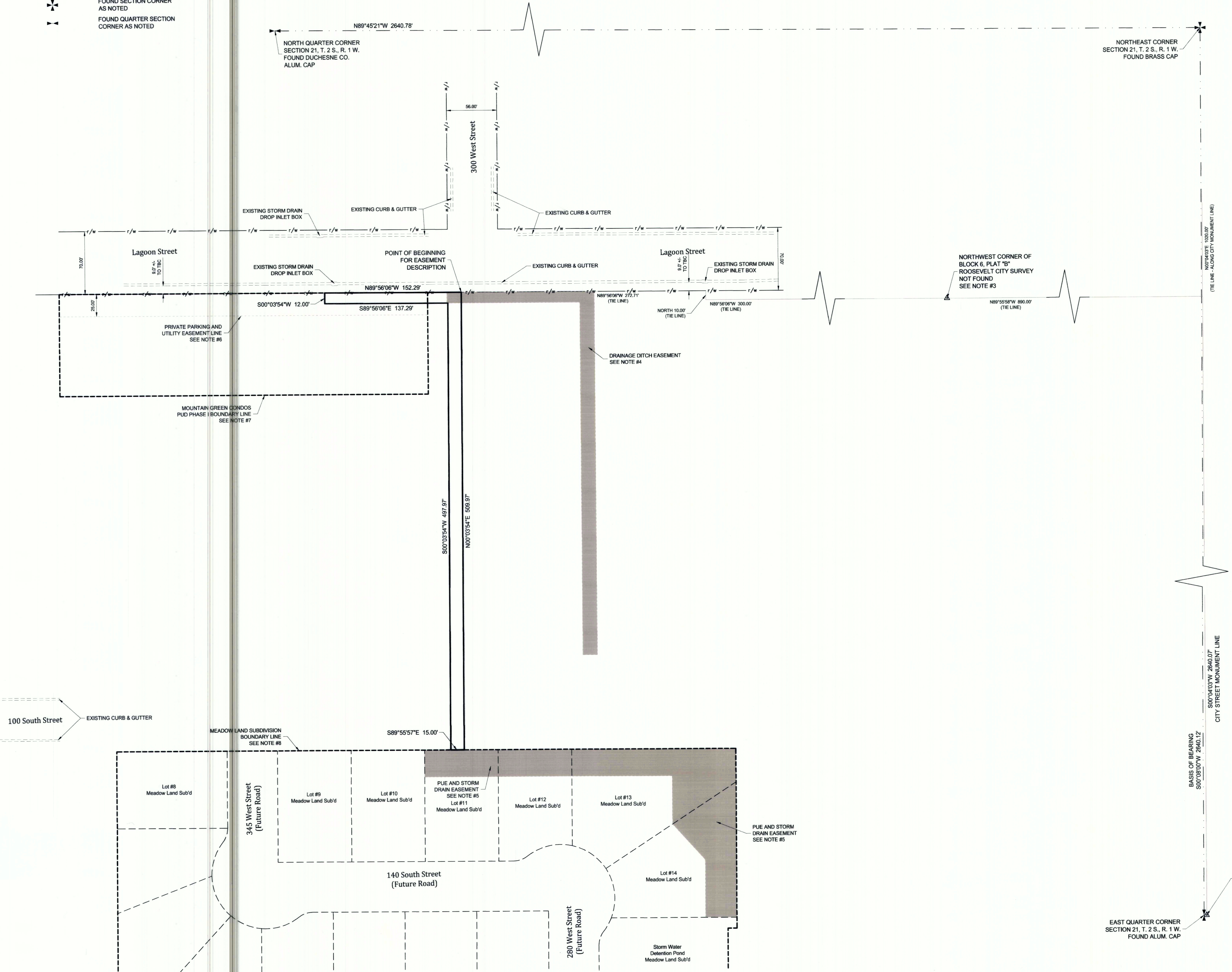
2018

LEGEND	
	SURVEYED EASEMENT LINE
	PREVIOUS SURVEYED BOUNDARY LINE
	SECTION LINE
	ROAD RIGHT OF WAY LINE
	MEADOW LAND SUBDIVISION LOT LINE
	EASEMENT LINE
	EXISTING CONCRETE CURB & GUTTER
	FOUND SURVEY MONUMENT AS NOTED
	FOUND SECTION CORNER AS NOTED
	FOUND QUARTER SECTION CORNER AS NOTED

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



EASEMENT DESCRIPTION ACROSS PARCEL 00-0002-2628 (R-0716)

BEGINNING AT A POINT LOCATED N89°56'06\"W 300.00 FEET, NORTH 10.00 FEET, AND N89°56'06\"W 272.71 FEET FROM THE NORTHWEST CORNER OF BLOCK 6, PLAT \"B\", ROOSEVELT CITY SURVEY, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE SOUTH RIGHT OF WAY LINE OF LAGOON STREET, THENCE N89°56'06\"W ALONG THE SOUTH RIGHT OF WAY LINE OF SAID STREET, 152.29 FEET, THENCE S00°03'54\"W 12.00 FEET, THENCE S89°56'08\"E 137.29 FEET, MORE OR LESS TO THE EXTENSION OF WEST RIGHT OF WAY LINE OF 300 WEST STREET, THENCE S00°03'54\"W ALONG SAID EXTENDED RIGHT OF WAY LINE, 497.97 FEET, MORE OR LESS TO THE NORTH LINE OF MEADOW LAND SUBDIVISION, THENCE S89°55'57\"E ALONG THE NORTH LINE OF SAID SUBDIVISION, 15.00 FEET, THENCE N00°03'54\"E PARALLEL TO SAID EXTENDED RIGHT OF WAY LINE, 509.97 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EASEMENT CONTAINS 0.213 ACRE, MORE OR LESS.

SUBJECT TO THE PORTIONS OF THE ABOVE DESCRIBED EASEMENT BEING PART OF THE PRIVATE DRIVEWAY, THE UTILITY EASEMENT, AND THE DRAINAGE DITCH EASEMENTS AS DESCRIBED OR SHOWN ON THE PLAT OF THE MOUNTAIN GREEN CONDOS PUD PLAT, RECORDED AS ENTRY NUMBER 406442 IN THE DUCHESNE COUNTY RECORDER'S OFFICE.

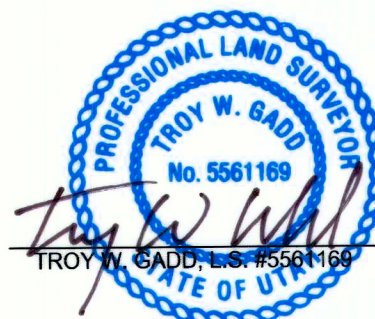
NARRATIVE / NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE AND DESCRIBE A DRAINAGE EASEMENT ACROSS THE PARCEL OF 00-0002-2628 (R-0716) LOCATED IN SECTION 21, T. 2 S., R. 1 W., U.S.B. & M.
2. BASIS OF BEARING IS S00°08'00\"W BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 21, T. 2 S., R. 1 W., U.S.B. & M.
3. THE LOCATION OF THE NORTHWEST CORNER OF BLOCK 6, PLAT \"B\", ROOSEVELT CITY SURVEY WAS REESTABLISHED USING THE RECORDED PLAT OF THE MOUNTAIN GREEN CONDOS PUD PHASE I PLAT AS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406442, BOOK A-543 PAGES 65 - 66.
4. THE DRAINAGE DITCH EASEMENT AS SHOWN HEREON WAS REESTABLISHED USING THE DESCRIPTION OF SAID EASEMENT ON THE MOUNTAIN GREEN CONDOS PUD PHASE I PLAT AS RECORDED IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406442BOOK A-543 PAGES 65 - 66.
5. THE P.U.E. AND STORM DRAIN EASEMENT AS SHOWN HEREON WERE REESTABLISHED USING THE MEADOW LAND SUBDIVISION PLAT AS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 377493.
6. THE PRIVATE DRIVEWAY AND UTILITY EASEMENT AS SHOWN HEREON WERE REESTABLISHED USING THE MOUNTAIN GREEN CONDOS PUD PHASE I PLAT AS RECORDED IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406442BOOK A-543 PAGES 65 - 66.
7. THE BOUNDARY LINE OF THE MOUNTAIN GREEN CONDOS PUD PHASE I WAS REESTABLISHED USING THE RECORDED PLAT AS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 406442, BOOK A-543 PAGES 65 - 66.
8. THE BOUNDARY LINE OF THE MEADOW LAND SUBDIVISION WAS REESTABLISHED USING THE RECORDED PLAT AS FOUND IN THE DUCHESNE COUNTY RECORDER'S OFFICE AS ENTRY NUMBER 377493.

SURVEYOR'S CERTIFICATE

I, TROY W. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #5561169, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION.

I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



7/16/18
DATE

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1806-127 FILE NAME: h:\dproj\1806-127\dwg\1806-127 survey.dwg
SURVEYED BY: TWG DRAWN BY: TWG UPDATED: 7/2/2018 PLOTTED: 7/16/2018

**Roosevelt City - Connie Larsen
Easement Survey**

Roosevelt City, Duchesne County, Utah
Scale: 1\" = 60'

County Surveyor's File 3783